

Building Energy Rating (BER)

BER for the building detailed below is:

B3

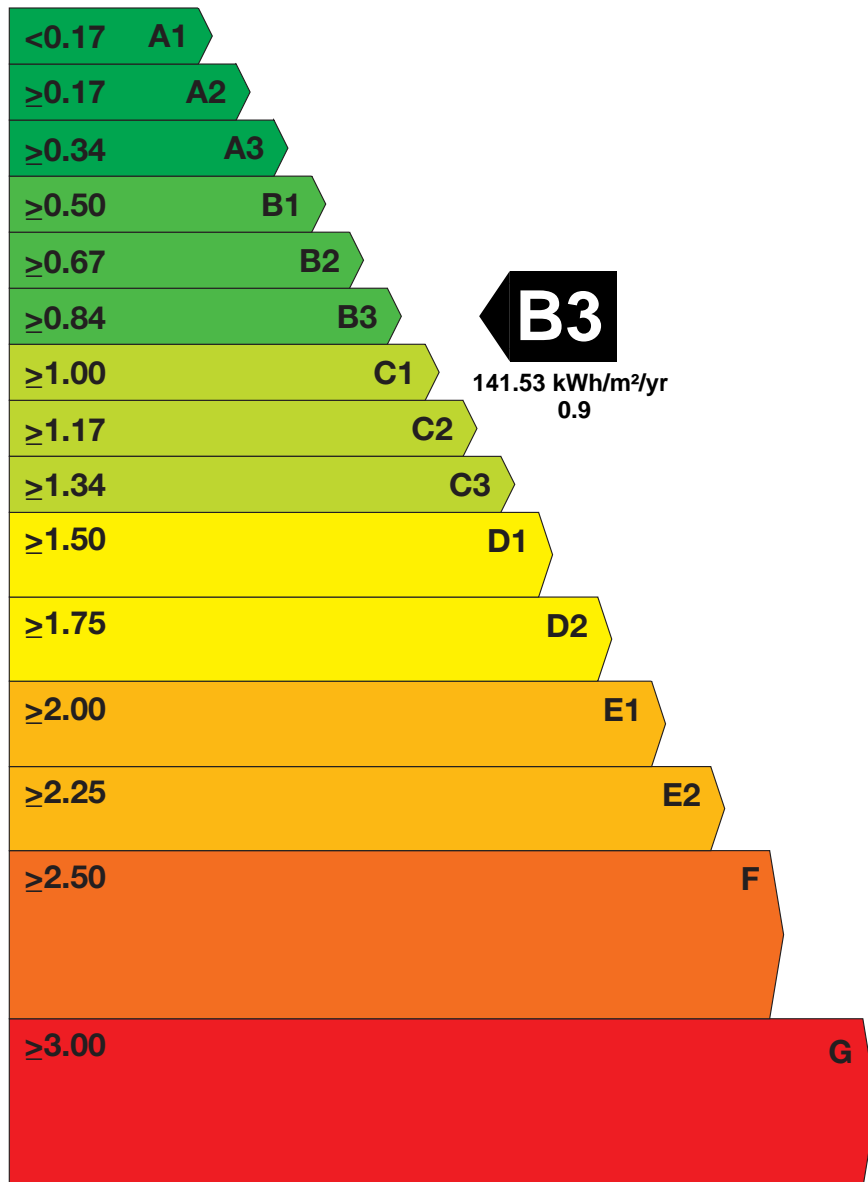
**76 BAGGOT STREET LOWER
DUBLIN 2
D02 EK81**

The Building Energy Rating (BER) is an indicator of the energy performance of this building. It covers energy use for space heating and cooling, water heating, ventilation and lighting, calculated on the basis of standard operating patterns. It is accompanied by a CO₂ emissions indicator. These indicators are expressed as respective ratios of primary energy use and CO₂ emissions, relative to what would apply for a similar building generally satisfying the Building Regulations 2005. 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

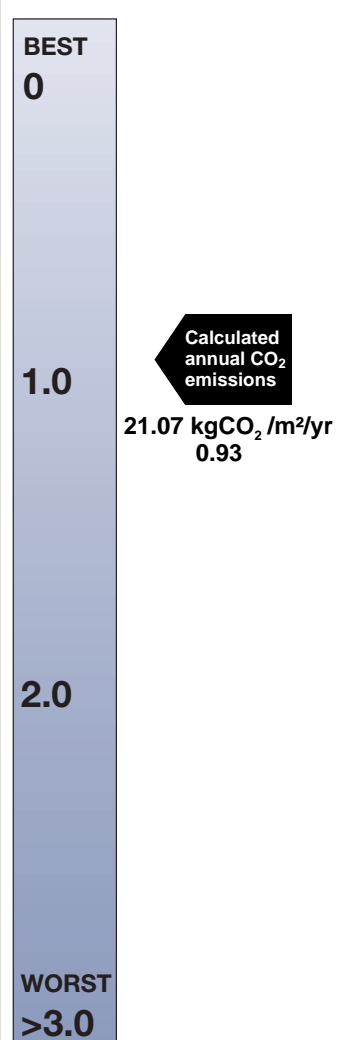
BER Number: **801054271**
 Building Type: **Offices and Workshop business**
 Useful Floor Area (m²): **4673**
 Main Heating Fuel: **Natural Gas**
 Building Environment: **Air Conditioning**

Date of Issue: **26 Mar 2025**
 Valid Until: **25 Mar 2035**
 BER Assessor No.: **109072**
 Assessor Company No.: **109071**
 Assessor Scheme: **SEAI**

Building Energy Rating (Indicator) MOST EFFICIENT



Carbon Dioxide (CO₂) Emissions Indicator



The less CO₂ produced, the less the building contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted above. A future BER assigned to this building may be different as a result of changes to the building, its use or the assessment software.